

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for May 12, 2004 PLANNING COMMISSION MEETING

P.A.S.: Preliminary Plat #04005

PROPOSAL: To preliminary plat 30 industrial lots.

LOCATION: N. 70th and Fletcher Ave.

WAIVER REQUEST:

1. To eliminate sidewalks on all internal streets, the east side of N. 63rd and the north side of Fletcher Ave.
2. To eliminate sidewalks on the west side of N. 70th St.
3. To exceed block length for Fulton Ave. and the south side of McCormick Dr.
4. To exceed block length for the north side of McCormick Dr.
5. To allow the surety for street trees to be posted at the time of building permit.

LAND AREA: 132.5 acres, more or less

CONCLUSION: With conditions the proposal is in conformance with the Comprehensive Plan, Zoning and Subdivision Ordinances.

<u>RECOMMENDATION:</u>		Conditional Approval
<u>WAIVERS</u>		
1.	To eliminate sidewalks on all internal streets, the east side of N. 63 rd and the north side of Fletcher Ave.	Approval
2.	To eliminate sidewalks on the west side of N. 70th St.	Denial
3.	To exceed block length for Fulton Ave. and the south side of McCormick Dr.	Approval
4.	To exceed block length for the north side of McCormick Dr.	Denial
5.	To allow the surety for street trees to be posted at the time of building permit.	Conditional Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 39 I.T. located in the South ½ of Section 33, Township 11 North, Range 7 East, Lancaster County, Nebraska

EXISTING ZONING: I-1 Industrial

EXISTING LAND USE: Industrial and undeveloped

SURROUNDING LAND USE AND ZONING:

North: Ag-Agricultural
South: I-1 Industrial
East: I-1 Industrial
West: I-1 Industrial

ASSOCIATED APPLICATIONS: Final Plat #04020, Burlington Northern Industrial Park

COMPREHENSIVE PLAN SPECIFICATIONS:

Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods and encouraging a greater amount of commercial space per acre and more dwelling units per acre in new neighborhoods." (F-17)

Interconnected networks of streets, trails, and sidewalks should be designed to encourage walking and bicycling, reduce the number and length of automobile trips, conserve energy and for the convenience of the residents. (F-18)

The 2025 Comprehensive Plan shows this area as industrial. (F-23)

The Plan foresees the demand for nearly 2,400 acres of additional industry property over the planning period. The expressed desire has been to seek locations for future industries on land outside of the 100 year floodplain—areas that have traditionally been sites for such uses. (F-37)

Commercial and industrial districts in Lancaster County shall be located:

- within the City of Lincoln or incorporated villages
- outside of saline wetlands, signature habitat areas, native prairie and floodplain areas (except for areas of existing commercial and industrial zoning)
- where urban services and infrastructure are available or planned for in the near term
- in sites supported by adequate road capacity – commercial development should be linked to the implementation of the transportation plan
- in areas compatible with existing or planned residential uses
- in areas accessible by various modes of transportation (i.e. automobile, transit and pedestrian)
- so that they enhance entryways or public way corridors, when developing adjacent to these corridors
- in a manner that supports the creation and maintenance of green space as indicated in the environmental resources section of this Plan. (F-38)

A Connected City: In Lincoln and Lancaster County, the unifying qualities of transportation will be emphasized. The transportation network will sustain the One Community concept by linking neighborhoods together. Neighborhoods, activity and employment centers, rural communities and open lands will be connected by a continuous network of public ways. (F-87)

HISTORY:

Date when preliminary plat was submitted: February 17, 2004
Date when Planning Director's letter was sent: March 15, 2004
Date when revised preliminary plat was submitted: April 12, 2004

October 1982 Burlington Northern Industrial Center-Havelock Preliminary Plat was approved by City Council.

UTILITIES: Utilities are available to serve this plat.

TOPOGRAPHY: Between N. 63rd St. and N. 67th St the area slopes gently towards the center. Between N. 67th St. and N. 70th St. the area slopes gently towards the center.

TRAFFIC ANALYSIS: Fletcher Ave. and N. 70th St. are classified as minor arterial. N. 70th St. is shown as a proposed project for 4 lanes + turn lanes in the 2025 Comprehensive Plan.

N. 70th St. is identified in the 2003-2009 Capital Improvement Program as Project 96. Project 96: N. 70th St.–1/4 mile north of Arbor Rd. to Cornhusker Highway. Improve existing N. 70th St. to four through lanes plus left and/or right turn lanes at intersections. This project will improve safety and capacity and serve traffic generated by future development in north Lincoln. Local funds. Project length 2.0 miles (2008-09 and beyond).

PUBLIC SERVICE: The nearest fire station is located at Touzalin Avenue & Fremont St.

ANALYSIS:

1. The proposed subdivision is located within an area shown as industrial on the land use plan and is in conformance with the 2025 Comprehensive Plan.
2. This proposed subdivision is similar to Burlington Northern Industrial Center-Havelock Preliminary Plat, approved October 1982.
3. The site has existing industrial uses to the east, west and south. Undeveloped land is to the north. The Land Use Plan in the 2025 Comprehensive Plan identifies the undeveloped land to the north for industrial use.

4. The waiver request to block length for the north side of McCormick Drive is unacceptable. A north-south street should be extended from McCormick Dr. to the north boundary of this subdivision to allow for future access and development to the north. Without this connection, the only north-south roads would be N. 63rd St. and N. 70th St. Without this connection, the block length would be approximately 2735 feet (½ mile); more than twice the maximum of 1320 feet.
5. The waiver request to eliminate sidewalks along the west side of N. 70th St. is unacceptable. N. 70th St. is identified in the 2025 Comprehensive Plan to be improved. Catherland subdivision located on the east side of N. 70th St., north of Fletcher Ave., required sidewalks on N. 70th St.
6. The applicant has requested a waiver for sidewalks on McCormick Dr., Fulton Ave. and N. 67th St. Section 26.27.030 of the Land Subdivision Ordinance states, "The sidewalk requirement may be modified or waived in all or a part of a subdivision where all lots in the subdivision contain an area of one or more acres." All lots within this subdivision are larger than one acre.
7. The waiver to sidewalks on N. 63rd St. and Fletcher Ave. is acceptable provided the subdivider does not object to any future sidewalk district.
8. The waiver to allow the surety to be posted at the time of building permit for street trees should be revised as follows; Street trees shall be planted prior to the issuance of a occupancy permit or provide cash contribution to the City and the City will install street trees at the most efficient time.

CONDITIONS:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans and 6 copies to the Planning Department office, the preliminary plat will be signed by the Chair of the Planning Commission certifying approval: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the preliminary plat to show:
 - 1.1.1 Show utility easements as requested by the April 20, 2004 LES report.

- 1.1.2 Show a north-south street from McCormick Dr. to the north boundary of this plat. The street profile must extend for 300' beyond the boundary of this plat.
 - 1.1.3 Identify the dimension for the south lot line for Lots 2 & 3, Block 4. Delete the 356' dimension.
 - 1.1.4 Change the year from 1977 to 1982 in note 14.
 - 1.1.5 Remove the note "west line SE 1/4 Section 33" from the site plan.
 - 1.1.6 Remove the future railroad easements.
 - 1.1.7 Make corrections to the grading and drainage plan to the satisfaction of Public Works & Utilities Department.
2. The Planning Commission approves associated request:
- 2.1 A modification to the requirements of the land subdivision ordinance to allow block lengths to exceed the maximum length, except north of McCormick Dr; to eliminate sidewalks on all internal streets and along Fletcher Ave. and N. 63rd St., and to allow street trees to be planted prior to the issuance of a occupancy permit or make cash contribution with the final plat.

General:

3. Final Plats will be approved by the Planning Director after:
- 3.1 You have completed or posted a surety to guarantee the completion of the public streets, private roadway improvements, sidewalks, sanitary sewer system, water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, streetlights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs.
 - 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:

to complete the street paving of Fulton Ave., McCormick Dr. and N. 67th St., and barricades located at the temporary dead-end of the streets shown on the final plat within two (2) years following the approval of the final plat.

to complete the installation of sidewalks along the west side of N. 70th St. as shown on the final plat within four (4) years following the approval of the final plat

to complete the public water distribution system to serve this plat within two (2) years following the approval of the final plat.

to complete the public wastewater collection system to serve this plat within two (2) years following the approval of the final plat.

to complete the enclosed drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

to complete land preparation including storm water detention/retention facilities and open drainageway improvements to serve this plat prior to the installation of utilities and improvements but not more than two (2) years following the approval of the final plat

to complete the installation of public street lights along Fulton Ave., McCormick Dr., N. 63rd St. and N. 67th St. within this plat within two (2) years following the approval of the final plat.

to complete the planting of the street trees along Fulton Ave., McCormick Dr., N. 67th St., N. 63rd St., N. 70th St. and Fletcher Ave. within this plat prior to the issuance of an occupancy permit or make cash contribution.

to complete the installation of the street name signs within two (2) years following the approval of the final plat.

to complete the installation of barricades located at the temporary dead-end of the street or post a surety in the amount to be determined to guarantee the installation. The installation is to be completed within two years following the Planning Commission's approval of the final plat.

to complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements.

to submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

to complete the public and private improvements shown on the preliminary plat.

to submit to the lot buyers a copy of the soil analysis.

to pay all design, engineering, labor, material, inspection, and other improvement costs

to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

to protect the trees that are indicated to remain during construction and development

to relinquish the right of direct vehicular access from Lot 7, Block 2 to N. 70th St.

to timely complete the public and private improvements and facilities required by Chapter 26.23 of the Land Subdivision Ordinance which have not been waived including but not limited to the list of improvements described above.

to post the required security to guarantee completion of the required improvements if the improvements are not completed prior to approval of the final plat.

Prepared by:

Tom Cajka, 441-5662, tcajka@ci.lincoln.ne.us
Planner

DATE: April 27, 2004

APPLICANT: LRC, Inc.
P. O. box 81228
Lincoln, NE 68501
(402) 475-9521

OWNER: same as above

CONTACT: Darrick Rademacher
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508



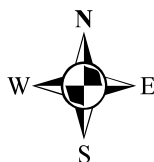
Preliminary Plat #04005 **Burlington Northern Industrial Center** **N. 63rd & Fletcher**

2002 aerial

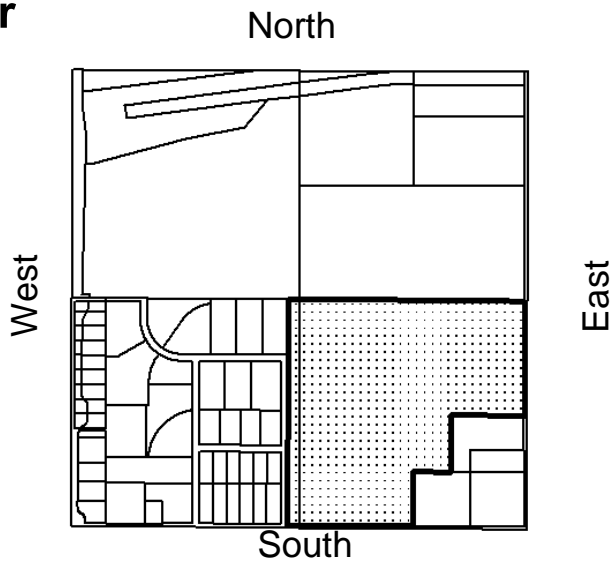
Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
 Sec. 33 T11N R7E



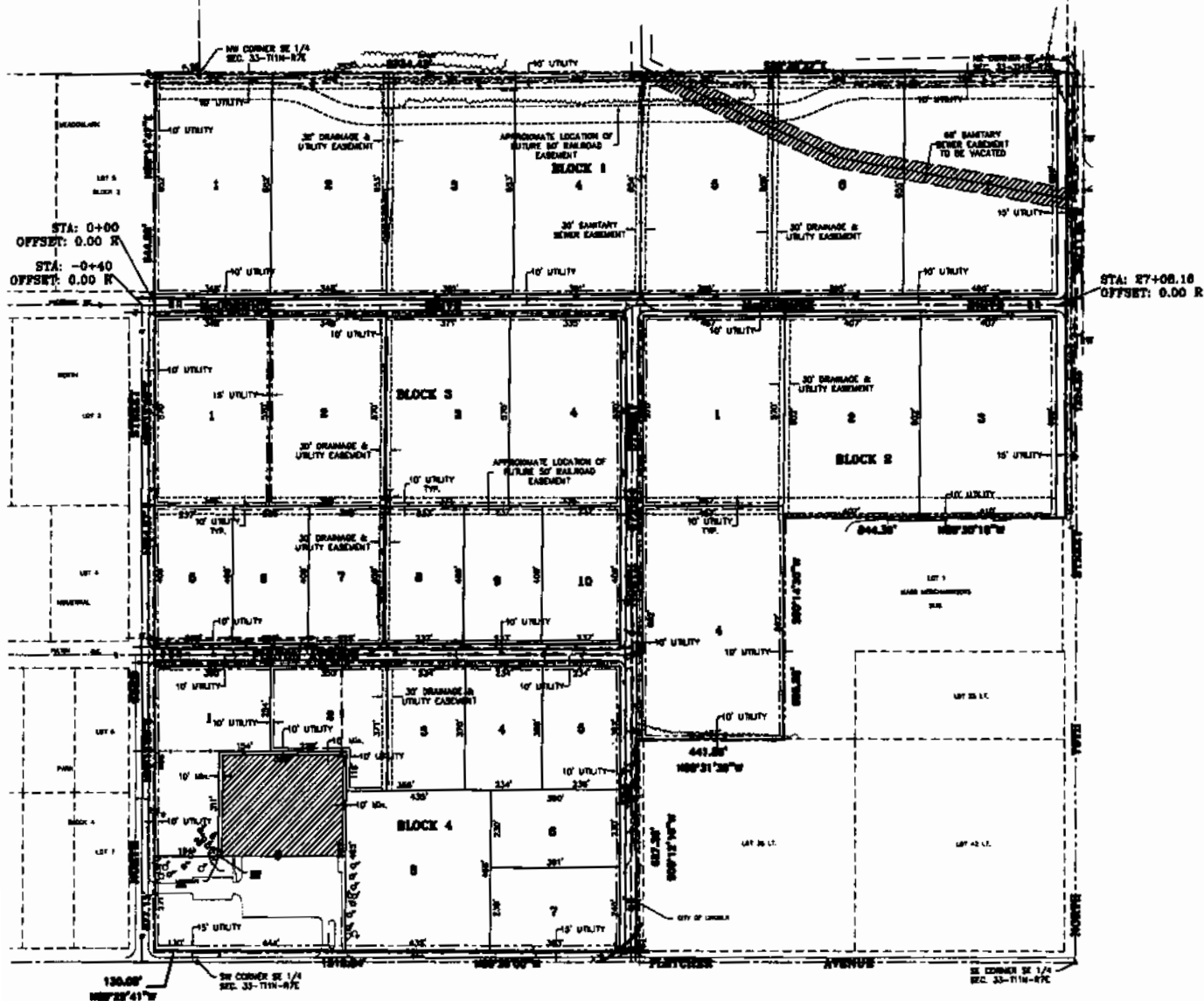
Zoning Jurisdiction Lines
 City Limit Jurisdiction





NOT TO SCALE

BURLINGTON NORTHERN INDUSTRIAL CENTER



Memorandum

To:	Tom Cajka, Planning Department
From:	Chad Blahak, Public Works and Utilities
Subject:	Burlington Norther Industrial Center Preliminary Plat #04005
Date:	4/27/04
cc:	Randy Hoskins

Engineering Services has reviewed the submitted plans for the Burlington Norther Industrial Center Preliminary Plat, located west of North 70th Street and north of Fletcher Avenue, and has the following comments:

Sanitary Sewer - The sanitary sewer system is satisfactory.

Water Main - Revisions have been made to the satisfaction of Public Works.

Grading/Drainage - The following comments need to be addressed.

(3.1) The proposed grading contours to the east of the proposed outlet culverts does not appear to match the existing ground. The proposed grading as shown appears to cut off a significant drainage ditch running along the north property line east of the outlet. The grading plan needs to be revised to account for this drainage.

(3.2) There appears to be an existing sanitary manhole directly in front of the proposed outlet structure. This is unacceptable to Public Works. The outlet structure and detention cell in this area need to be redesigned such that the manhole is not located in the detention cell.

Streets/Paving - The following revisions should be made to the street system.

(4.1) Public Works does not approve a waiver of design standards for block length in Block 1 north of McCormick Drive. The property to the north, although located in the flood plain, is still developable land and a road connection needs to be shown to the north property line.

(4.2) Public Works approves the waiver request to not require internal sidewalks since all lots are greater than one acre in size and the entire development is zoned industrial.

(4.3) Public Works approves the waiver request to not require a sidewalk on the north side of Fletcher adjacent to this plat.

(4.4) Public Works does not approve the waiver request to not require sidewalks on the west side of 70th Street adjacent to this plat. The Catherland Addition preliminary plat located on the east side of 70th Street across from this plat is required to show sidewalks along 70th Street. Also, 70th Street will be improved to an urban section including sidewalks some time in the future

General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and

April 27, 2004

general method providing service is satisfactory . Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

F:\FILES\sieceb\Projects\2004-02-006\Word Files\Burlington-memo2.wpd



OLSSON ASSOCIATES
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

12 April 2004

Mr. Marvin Krout
Planning Department, City of Lincoln
County-City Building
555 South 10th Street
Lincoln, NE 68508

APR 12 2004

Re: Burlington Northern Industrial Center
OA Project No. 2003-0789

Dear Mr. Krout,

Enclosed, please find the following for the above-mentioned project:

1. Site Plan - 16 copies.
2. Drainage and Grading Plans - 9 copies.
3. Street Profile Plans - 5 copies.
4. Drainage Study - 3 copies.

As part of this re-submittal package, the following waivers are being requested. The justification for each waiver is listed below.

1. A waiver to the Lincoln Municipal Code to eliminate internal sidewalks along McCormick Drive, Fulton Avenue, North 63rd Street, and North 67th Street.

Currently, this entire development is surrounded by industrial zoned property where sidewalks have not been constructed.

2. A waiver to the Lincoln Municipal Code to eliminate the sidewalk along the north side of Fletcher Avenue.

Currently, there are no sidewalks that exist adjacent to the existing development along the north and south sides of Fletcher Avenue; furthermore, this entire area is an industrial zone where pedestrian traffic is not anticipated.

3. A waiver to the Lincoln Municipal Code to eliminate the sidewalk along the west side of North 70th Street.

Currently, there are no sidewalks that exist adjacent to the existing development along the east and west sides of North 70th Street; furthermore, this entire area is an industrial zone where pedestrian traffic is not anticipated.

4. A waiver to the Lincoln Municipal Code to exceed the 1320' block length requirement along the north side of McCormick Drive from North 63rd Street to North 70th Street.

This waiver request was approved as part of the original preliminary plat that was approved by the Planning Commission and City Council in the early 1980's. It should also be noted that the property to the north of this property is currently in the 100 year Floodplain and would require a significant amount of fill before any possible roadway connection to the north would be possible.

5. A waiver to the Lincoln Municipal Code to exceed the 1320' block length requirement along the south side of McCormick Drive from North 63rd Street to North 67th Street.

The site plan has been revised to extend North 67th Street to McCormick Drive as requested by planning staff, however, the block length is approximately 1475 feet which exceeds the maximum block length of 1320 feet. The current block length is consistent with the original preliminary plat that was approved by the Planning Commission and City Council in the early 1980's.

6. A waiver to the Lincoln Municipal Code to exceed the 1320' block length requirement along the north and south side of Fulton Avenue from North 63rd Street to North 67th Street.

The current block length (1475 feet) is consistent with the original preliminary plat that was approved by the Planning Commission and City Council in the early 1980's. Also, Public Works is supportive of the waiver request.

7. A waiver to the Lincoln Municipal Code to postpone the escrow of street trees along McCormick Drive, Fulton Avenue, North 63rd Street, North 67th Street, North 70th Street, and Fletcher Avenue until the time of Building Permits.

This waiver is being requested to provide for maximum flexibility with future lot configurations.

We have addressed the comments in your letter dated March 15th, 2004, and have revised our plans as noted in italics below each comment:

1. Submit the additional information and make the corrections as stated in the memos from Public Works and Utilities and Watershed Management dated March 5, 2004.

We have made the necessary revisions to the plans and have provided a drainage study

as requested.

2. Extend N. 67th St. to McCormick Drive. Revise the street profile accordingly.

The plan and profile sheets have been revised to show N. 67th Street extending to McCormick as requested.

3. Show a north-south street from McCormick Dr. to the north boundary of this plat. The street profile must extend 300 feet beyond the boundary of this plat.

We are requesting a Waiver to the Lincoln Municipal Code to exceed the maximum block length of 1320 feet.

4. The Land Subdivision Ordinance requires block lengths to be a maximum of 1320 feet. The block length for Fulton Avenue and McCormick Drive exceed the maximum block length. Revise the site plan to meet the maximum block length or ask for a waiver and note it on the site plan.

We are requesting a Waiver to the Lincoln Municipal Code to exceed the maximum block length of 1320 feet for Fulton Avenue and McCormick Drive.

5. Delete the Section 33 line and the existing contours from the site plan.

This has been revised as requested.

6. Delete "and 6" pipe respectively" from Note 1 in the general notes.

This has been revised as requested.

7. Identify the additional 27' of right-of-way along N. 70th St.

This has been noted on the Site Plan as requested.

8. Change storm sewer easement to drainage easement.

This has been revised as requested

9. Add the utility easements as requested by the February 26, 2004 LES report.

The easements have been added as requested.

10. Identify the location, size and common name of all existing trees and/or tree masses and indicate whether they are to remain or to be removed.

Hatching has been added to the Site Plan showing which trees will be removed. Also, General Note #16, lists the existing tree species, has been added to the Site Plan.

Mr. Marvin Krout
8 April 2004
Page 4

11. Add to the general notes that direct vehicular access to N. 70th St. from Lot 7, Block 2 shall be relinquished.

Note # 9 has been modified to address this item. Please note that Lot 7, Block 2 has been renamed Lot 3, Block 2 as result of extending North 67th Street to McCormick Drive.

12. Clarify note 9 in the general notes. There are no sidewalk easements shown on the site plan.

This note has been deleted since we are requesting a waiver to all sidewalks and no easements will be necessary. This note was replaced with the general note requested in Item #11 above.

Please contact me if you have any questions or require additional information.

Sincerely,



Darrick J Rademacher, PE

Encls

cc LRC, Inc. c/o Tim Aschoff

F:\Projects\20030789\doc\lmkrout-resubmittal.404.doc

APR 12 2004